

01935 415454

www.chesterscommercial.com

**Chesters**  
Commercial



179 Bridport Road, Poundbury, Dorchester, DT1 3AH

TO RENT - £21,000 per annum

Retail accommodation suitable for a variety of uses.

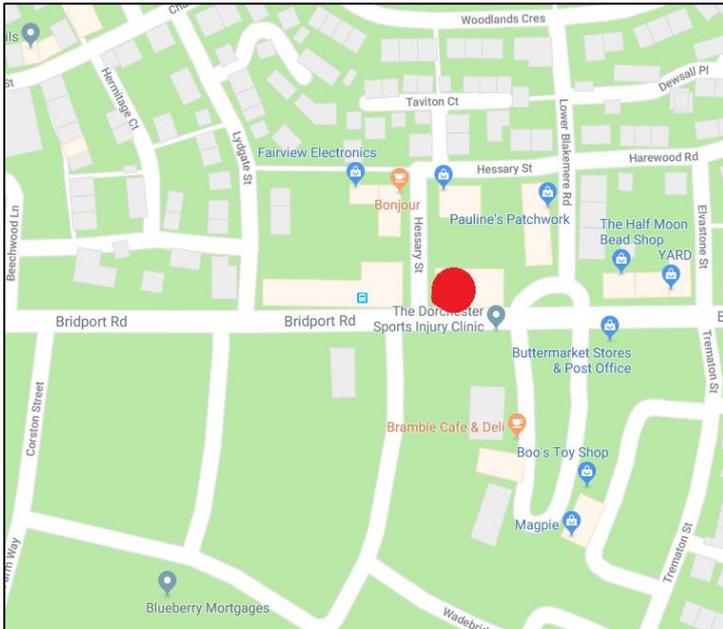
Approx. 1,500 sq ft (140 sq m)



## LOCATION

179 Bridport Road is centrally located within Poundbury, close to the Butter Cross Square retail area. Other occupiers in close proximity include Yard, Bella Kitchens, Poundbury Cycle Sports, Finca and Hardy Barbers.

## LOCATION MAP



## DESCRIPTION

The property comprises a lock up retail/studio/office ideally suited for a variety of uses. The property has most recently been used as a retail showroom and is fitted out accordingly. There is a single private car space within the rear courtyard.

## ACCOMMODATION

Net internal area approximately 1,500 sq. ft. (140 sq. m).

The accommodation is currently partitioned to provide a main retail area with a partitioned store/kitchen at the rear.

## SERVICES

Mains electricity, water and drainage.  
Heating is by way of electric.

Chesters Commercial Ltd, for themselves and for the vendor of this property, or as they case may be, lessor whose agents they are, give notice that:-

- i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition.
- ii) Chesters Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard.
- iii) Neither Chesters Commercial Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.
- iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only.
- v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.

H962 Ravensworth 0870 112 5306

No tests have been carried out in relation to services, nor are we able to comment on their condition.

## TENURE

A new flexible lease is offered. The incoming tenant will be required to make a contribution towards the landlords reasonable legal costs, pay a deposit and provide a satisfactory bank reference.

## SERVICE CHARGE

There is a service charge covering the Poundbury Management Charge, external repair, external decoration (excluding shop front) and building insurance which is equivalent to 10% of the annual rent.

## RENT

£21,000 per annum

## BUSINESS RATES (VOA listing 2017)

Description	-	Shop & premises
Rateable Value	-	£17,000

## ENERGY PERFORMANCE CERTIFICATE

Certificate No. 0891-0070-6030-9800-8003

Energy rating: 36

## FINANCE ACT 1989

VAT is chargeable on the rent and service charge.

## VIEWING

For further information please contact the Sole Agents,  
**Chesters Commercial Ltd:**

**Telephone: (01935) 415454**

**Email: [david.foot@chesterscommercial.com](mailto:david.foot@chesterscommercial.com)  
[tom.dike@chesterscommercial.com](mailto:tom.dike@chesterscommercial.com)**